

AGENDA INFORMATION

Regular Meeting

Date: DEC 15 2014

Workshop (open to public)

Date: _____



The District of North Vancouver REPORT TO COUNCIL

November 27, 2014

File: 08.3060.20/038.14

AUTHOR: Natasha Letchford, Planner

SUBJECT: Bylaw 8087: Amendment to the Zoning Bylaw at 1000 Roosevelt Crescent

RECOMMENDATION:

THAT "The District of North Vancouver Rezoning Bylaw 1320 (Bylaw 8087)", which amends the Comprehensive Development 3 Zone (CD3) at 1000 Roosevelt Crescent, is given FIRST Reading;

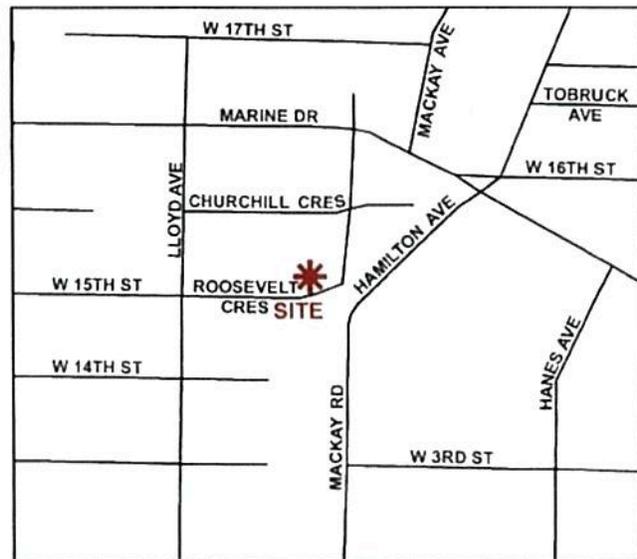
AND THAT Bylaw 8087 is referred to a Public Hearing.

REASON FOR REPORT:

To amend the zoning bylaw by adding "artist studio" and "office purposes" to the list of permitted uses in the CD3 Zone specific to 1000 Roosevelt Crescent. There will also be a small housekeeping change made to the bylaw to update the legal description of 1000 Roosevelt Crescent.

SUMMARY:

Bylaw 8087 proposes to amend the Comprehensive Development (CD3) zoning for 1000 Roosevelt Crescent to allow for a slightly broader range of uses including "artist studio" and "office purposes". These proposed uses are compatible with the existing uses on this site. There is sufficient parking on-site for these additional uses.



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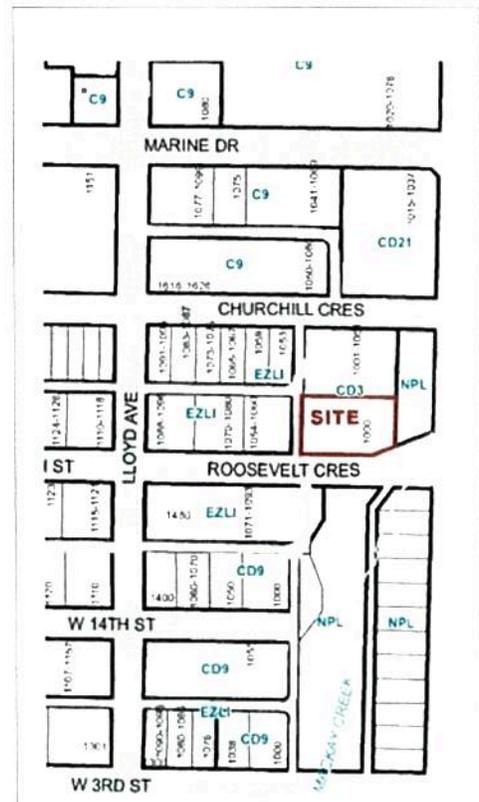
ANALYSIS:

The site and surrounding area is designated "Light Industrial Commercial" in the Official Community Plan (OCP) which is intended primarily for a mix of industrial, warehouse, office, service, utility, and business park type uses. The proposed amendment to the CD3 zone is consistent with the designation in the OCP.

The surrounding sites, as shown in the context map, are zoned either Comprehensive Development (CD) or Employment Zone – Light Industrial (EZLI).

The current permitted uses are as follows:

- a) Accessory uses;
- b) Business office support services;
- c) Contractor services;
- d) Custom manufacturing;
- e) Fitness centre;
- f) Hobby beer and wine making establishments;
- g) Light manufacturing when accessory to (i), (j), or (l);
- h) Media related establishments;
- i) Professional offices;
- j) Research and development establishments;
- k) Retail food services;
- l) Specialized light industrial and technological establishments; and,
- m) Wholesaling.



CONTEXT MAP

The current permitted use of "professional offices" under the existing CD3 zone allows only a limited range of professional consulting services including: architects, engineers, surveyors, and computer equipment software development.

"Professional offices" does not permit offices for a wide range of other professionals including lawyers, accountants, health related offices, and counselling services. The addition of "office purposes" expands the permitted office-type uses to allow for the operation of finance and trust companies, federal, provincial, and municipal offices, and business or professional offices. The addition of "artist studio" will permit uses such as dance or yoga studios, pottery studios, and acting schools not currently permitted under the CD3 zone.

Consideration was given to rezoning the property to Employment Zone – Light Industrial (EZ-LI); however, due to the current uses of the building which includes office spaces on the ground floor, which is not permitted in the EZ-LI zone, the decision was made to amend the CD3 Zone. A review of parking needed for this site shows that there is sufficient parking for the current permitted uses and for the proposed additional uses.

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Public Input:

A letter was circulated to neighbouring properties including tenants and to the Norgate Community Association; the Norgate Community Association was generally supportive of the zoning amendment. No other comments were received.

Conclusion:

The addition of "artist studio" and "office purposes" to the CD3 zone for 1000 Roosevelt Cr. is well suited to the area and will allow for a slightly broader range of uses on the site while complying with the light industrial and commercial nature of the area. There is sufficient parking on-site to accommodate the additional uses.

Options:

1. Council could give first reading to Bylaw 8087 and refer the Bylaw to a public hearing; or,
2. Council could suggest amendments to the Bylaw and refer the Bylaw back to staff; or,
3. Council could choose to give no readings to the Bylaw; thereby abandoning the Bylaw.


For
Natasha Letchford
Community Planner

Attachments:

- A. The District of North Vancouver Rezoning Bylaw 1320 (Bylaw 8087)

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev. _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<input type="checkbox"/> Development Services _____	<input type="checkbox"/> Communications _____	<input type="checkbox"/> Library Board _____
<input type="checkbox"/> Utilities _____	<input type="checkbox"/> Finance _____	<input type="checkbox"/> NS Health _____
<input type="checkbox"/> Engineering Operations _____	<input type="checkbox"/> Fire Services _____	<input type="checkbox"/> RCMP _____
<input type="checkbox"/> Parks & Environment _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> Recreation Com. _____
<input type="checkbox"/> Economic Development _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Human resources _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____

The Corporation of the District of North Vancouver

Bylaw 8087

A bylaw to amend the District of North Vancouver Zoning Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

1. Citation

This bylaw may be cited as "The District of North Vancouver Rezoning Bylaw 1320 (Bylaw 8087)".

2. Amendments

The following amendments are made to the "District of North Vancouver Zoning Bylaw 3210, 1965":

- a) by deleting the following text from Section 4B07 Comprehensive Development Zone 3 (CD3):

(Lot 8, Block 56, District Lot 552, Plan 21804)

- b) and by replacing the deleted text with the following text in Section 4B07 Comprehensive Development Zone 3 (CD3):

Strata Lots 1 to 17 of District Lot 552 Group 1 New Westminster District
Strata Plan LMS2950

- c) by adding the following, in alphabetical order, to Section 4B07 Comprehensive Development Zone 3 (CD3), subsection (2):

"artist's studio, but only on the lot having the following legal description:
Strata Lots 1 to 17 of District Lot 552 Group 1 New Westminster District
Strata Plan LMS2950

office purposes, but only on the lot having the following legal description:
Strata Lots 1 to 17 of District Lot 552 Group 1 New Westminster District
Strata Plan LMS2950"

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk